

## RESOLUTION NO.

**WHEREAS**, City Council passed Resolution No. 20171109-046 directing the City Manager to identify and assess City-owned sites that might be appropriate for a soccer stadium; and

**WHEREAS**, City staff identified eight City-owned sites in a December 2017 memo that could be suitable for additional exploration, analysis, and engagement; and

**WHEREAS**, the site at 10414 McKalla Place site was included on this list; and

**WHEREAS**, the 10414 McKalla Place site is a City owned site, located within Austin's preferred growth corridor and is near the Domain, an area equipped for future growth; and

**WHEREAS**, Council approved Resolution No. 20180322-099 providing direction to the City Manager to conduct a community engagement process and analysis regarding the use of the 10414 McKalla Place site for a Major League Soccer stadium; and

**WHEREAS**, the Resolution also requested that staff return with a report that includes economic analysis, opportunities and challenges relating to transportation and utility infrastructure, and information about community benefits that could be generated by a Major League Soccer team; and

**WHEREAS**, City staff's response to Resolution No. 20180322-099 indicated that 10414 McKalla Place is a suitable location for a Major League Soccer stadium; **NOW, THEREFORE**,

### BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

The City Manager is directed to begin negotiations with Precourt Sports Ventures ("PSV") regarding a Major League Soccer stadium project to be located at 10414 McKalla Place, working to include the following outcomes.

- Minimize the use of City funds, the loss of potential City revenue, and the loss of City control over City property and obtain the best possible financial return and community benefits to the City for the project that remain commensurate over the lifetime of the contract
- Require PSV to pay for construction and development of the stadium and site
- Establish high quality design standards for the stadium
- Achieve the high environmental standards and Austin Energy Green Building and/or LEED ratings expected of city buildings
- Aim for a zero waste, net positive energy, net zero water facility
- Require PSV to adhere to the City's standard contracting requirements, including living wages and compliance with the City's Minority-Owned and Women-Owned Business Enterprise Procurement Programs
- Use local goods, vendors, and labor
- Obtain significant community benefits, including support of youth soccer in Austin and distribution of significant numbers of free and low-cost tickets
- Dedicate a portion of the site as accessible open space for the public for leisure activities and special events and maintain the City's ability to ensure this space remains publicly accessible and the City's authority over events scheduling and programming

- Retain the greatest possible City and nonprofit use of the stadium and site for civic-oriented events at no cost, allowing the City to retain revenues from such events
- Maximize on-site affordable housing opportunities
- Provide the City approval rights over architectural documents that will represent the standard to be maintained throughout construction
- Develop a comprehensive transportation and parking plan for stadium events, including contingencies for any parts of the plan in which third-party cooperation would be required but has not yet been secured
- Fully fund a Metro Rail station and associated infrastructure that meets Capital Metro specifications and with site approval from Capital Metro
- Through financial penalties, restrict PSV and Major League Soccer, or their successors, from relocating or violating other terms of the proposed deal, such as stadium maintenance
- Examine revenue-sharing opportunities
- Provide protections for wetlands or other Critical Environmental Features on the tract
- Avoid deferring decisions until a future point in time
- Avoid making open-ended financial commitments
- Minimize the impact to nearby neighborhoods

**BE IT FURTHER RESOLVED:**

The City Manager is directed to analyze the PSV proposal, specify all City commitments and provisions relinquishing any City control over public property, estimate all one-time and ongoing costs to the City through direct spending and lost potential revenue, negotiate additional terms in the City's best interest, and return to City Council on August 9, 2018, for a status update on negotiations or for contract approval.